

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 18, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Approval of meeting minutes from the [workshop](#) and [regular](#) meetings on December 4, 2008.**

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF REPLAT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

- 5. Replat [RP08-24](#): Lot 2 of Treasure Hills Subdivision ([Drawing](#))** **R. Haynes**
A request to replat 5.239 acres of land adjoining the north side of State Highway 30 approximately 3,200 feet southeast from its intersection with Cole Lane, being Lot 2 of Treasure Hills Subdivision in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

6. Planning Variance [PV08-35](#): Buckey Turk

R. Haynes

A request for approval of a variance from the design standards for commercial parking areas, to allow the backing of vehicles from an existing commercial parking area into Royal Street in conjunction with the redevelopment of property located at 106 Royal Street between South College and Cavitt Avenues, being Lot 1 in Block 1 of the Ice House Subdivision in Bryan, Brazos County, Texas.

7. Planning Variance [PV08-37](#): Greg Gomez

J. Fulgham

A request for approval of a complete variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous construction of a carport that extends all the way to the front property line on property at 4119 Meadowood Drive between Willow Oak Street and Woodbriar Drive and specifically occupying Lot 1 in Block 4 of Wheeler Ridge Subdivision – Phase 1 in Bryan, Brazos County, Texas.

8. Planning Variance [PV08-38](#): Scotty's House of the Brazos Valley

J. Fulgham

A request for approval of a 34.9-foot variance from the minimum 100-foot lot width required for lots in Retail (C-2) zoning districts of Bryan, to allow the creation of a new lot proposed to be only 65.1 feet in width on land in the Zeno Phillips Survey, A-45 located south of the intersection of Oxford and Kent Streets in Bryan, Brazos County, Texas.

9. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, January 22, 2009 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.